

Kingsbridge Town Council

MINUTES OF A MEETING OF THE PLANNING COMMITTEE, TOWN CLERK'S OFFICE, QUAY HOUSE, AT 6.30 P.M. ON TUESDAY 6th October 2026

Present:

Cllr Anne Balkwill, Cllr Helen Cheetham, Cllr Philip Cole, Cllr Martina Edmonds (Chairman), Cllr Mike Jennings, Cllr Julie Taylor

In Attendance:

Katharine Harrod (Town Clerk)

1 Member of Public

26/61 APOLOGIES FOR ABSENCE

It was noted that Cllr Price was absent.

Public Open Forum: No representations were received.

THE MEETING CONVENED

26/62 DECLARATIONS OF INTEREST: – None received

26/63 APPROVAL OF MINUTES – The minutes of the Planning Committee meeting dated 1st September 2026 were approved at the meeting of the Full Council held on 8th September 2026.

26/64 TREE WORK APPLICATIONS – None received

Cllr Cole noted that both he and Cllr Price are still awaiting details of veteran and noteworthy trees that residents would like to see protected. Cllr Cole will provide information to the Clerk to enable details to be added to the website/social media etc.

26/65 TREE WORK DECISIONS & REPORTS – None received

26/66 PLANNING APPLICATIONS

The following applications were received from South Hams District Council for consideration:

1. 2421/26/LBC, Kings Arms Hotel, Fore Street, TQ7 1AB, Installation of signage associated with commercial unit. Response date 8th October. **Kingsbridge Town Council noted.**
2. 2081/26/VAR, 47 Belle Cross Rd, TQ7 1NL, Variation of condition 2 (approved plans) of planning consent 3229/23/HHO. Response date 14th October. **Kingsbridge Town Council support.**
3. 2296/26/FUL, 14 Highfield Drive, TQ7 1JR, conversion of garage into self-contained annexe. Response date 22nd October. **Kingsbridge Town Council deferred making a decision due to South West Water not yet accepting the revised surface-water proposals. It was agreed that, once the required information has been received, delegated authority will be given to the Clerk, subject to obtaining majority approval from the committee.**
4. 2682/26/HHO, 11 Highfield Drive, Kingsbridge, TQ7 1JW, extensions, alterations and increased roof height. Response date 3rd November. **Kingsbridge Town Council object to this application, they consider this to be overdevelopment due to size and mass of the property. Increasing the height of the property will make it dominant on the street scene, will further increase the light spill from the significant number of roof lights and will cause loss of privacy through**

overlooking nearby property. JLP SPD guidance, specifically page 25, Dev 2.1 & Dev 2.4 and the Guidance for the Reduction of Obtrusive Light should be taken into account when determining this application.

Proposed Cllr Balkwill, seconded Cllr Taylor, motion passed, 1 abstention.

5. 2511/26/LBC, 6 Devon Square, TQ7 1EE, Replacement rear single storey extension and internal Renovation. Response date 22nd October. **Kingsbridge Town Council noted.**
6. 2510/26/HHO, 6 Devon Square, TQ7 1EE, Replacement rear single storey extension. Response date 29th October. **Kingsbridge Town Council noted.**
7. APPEAL NOTIFICATION: 0379/26/FUL, Land At Sx 737 449, Wallingford Road, Kingsbridge, Erection of residential dwelling with associated access, parking, landscaping, drainage and other incidental works. Representation date 3rd November. **Kingsbridge Town Council stand by their original objection and would add concerns regarding the gradient of the slope, connected access, development creep and associated flooding that will inevitably occur further downhill once this is built. We reiterate, if this is to be approved it is essential that a full construction management plan is conditioned.**
8. Non-statutory consultation: 2632/26/TEX, 56 Northville Park, TQ7 1AR, TPO 276 G3; TC: Turkey Oak – remove, dead, evidence of Turkey Tail, risk of failure onto dwelling and public footpath. **South Hams District Council determined no objection raised.**

26/67 PLANNING DECISIONS, CORRESPONDENCE & REPORTS

Planning Decisions received from South Hams District Council:

1. 0751/25/VPO, Development Site North of West Alvington Hill at Sx 7299 4407, modification of Section 106 Agreement on 28/0508/15/O. 23/4/25. **Under consideration.**
2. 3192/24/FUL, Avon Centre, Wallingford Road, Redevelopment of site to provide a care home (use class C2) including access, parking, landscaping & other associated works. Consultation end date 28/11/24. **Under consideration.**
3. Neighbouring Consultation: 0702/26/FUL, Tacket Wood Bungalow, Tacketwood, Kingsbridge, TQ7 3AY, Reconfiguration of an existing dwelling and erection of a new self-build dwelling in the garden. Response date: 23rd April. **Under Consideration.**
4. 1539/26/FUL, Land adjacent no 3, 3 Highfield Drive, Kingsbridge, Subdivision to form independent holiday let and internal works. Response date 14th July. **Under Consideration.**
5. 2097/26/LBC, Kings Arms Hotel, Fore Street, TQ7 1AB, Installation of grilles to external facade of building to serve building ventilation systems. Response date: 3rd September. **Approved.**
6. 2096/26/FUL, Kings Arms Hotel, Fore Street, TQ7 1AB, Installation of grilles to external facade of building to serve building ventilation systems. Response date: 10th September. **Approved.**
7. 2095/26/ADV, Kings Arms Hotel, Fore Street, TQ7 1AB. Installation of 4no. external signs to west elevation of building. Decoration of commercial unit frontage. Response date: 10th September. **Approved.**
8. 2134/26/LBC, 20 Fore Street, Kingsbridge, TQ7 1NZ. Replacement of existing timber framed windows, doors and timber cladding panels from existing rear extension with new powder coated aluminium framed double-glazed windows and glazed external doors. Response date: 10th September. **Approved.**

9. 2133/26/HHO, 43 Lower Warren Road, Kingsbridge, TQ7 1LF. Changes to fenestration including new Juliet balcony. Response date: 11th September. **Approved.**
10. Neighbouring parish consultation: 2231/26/LBC, Georges Mill, Bearscombe, TQ7 2DW, Conversion of existing garage to provide a bedroom with ensuite and partial enclosure of existing wood store to create a workshop/store. Response date: 17th September. **Approved.**
11. Neighbouring parish consultation: 2230/26/HHO, Georges Mill, Bearscombe, TQ7 2DW, Conversion of existing garage to provide a bedroom with ensuite and partial enclosure of existing wood store to create a workshop/store. Response date: 17th September. **Under Consideration.**
12. 2047/26/COM 28 (one month) Communication PD Application, British Telecommunications plc (BT) Grid Reference: (273463, 44257), 33 Fore Street, TQ7 1PG. Notice of intent to install electronic communication apparatus comprising two block terminals with all associated wiring and cables (Ref: OGEAA6060073). **Decision made.**
13. 2084/26/ARC, Grid Reference: (273576, 44558), Duncombe Villa, Duncombe Street, TQ7 1LR Application for approval of details reserved by condition 3 (Stone Wall) of planning consent 3644/25/HHO. **Approved.**

26/68 ANY FURTHER CURRENT PLANNING MATTERS

1. Locks Hill site - Garden Mill Ltd: Security measures, including perimeter fencing and warning signage, remain in place to deter unauthorised access. The Receivers have also instructed a specialist security contractor to undertake monthly inspections. The purpose of these inspections is to monitor the effectiveness of the site's security arrangements, identify any damage to or breaches of the perimeter security, and provide recommendations regarding any further measures considered necessary. Confirmation of insurance has been received.
2. The South Hams society have raised with South Hams District Council an issue regarding the sale of amenity land at Applegate to a private owner. Cllr Cheetham will investigate further and report to the Clerk.

26/69 ENFORCEMENT:

Please note that the Enforcement lists are confidential and issues concerning Enforcement cannot be discussed at a meeting that is open to the public. South Hams District Council are responsible for the enforcement of all planning breaches, Kingsbridge Town Council has no authority to deal with issues of this nature.

Please will continue to report full details of any violations that do not adhere to the original application for which permission was granted. ALL violations can be reported to Enforcement via

<https://www.southhams.gov.uk/report-it>

26/70 DATE OF THE NEXT MEETING – 3rd November 2026

The meeting closed at 19.15 hrs.

Signed as a true record: _____

Print Name & Date: _____

Distribution List: All current Town Councillors, Kingsbridge Town Council Website.

For Information: e-circulation to: South Hams District Council Councillor representatives.